LAST WILL AND TESTAMENT

I, William H. Talbert, of the City of Buffalo in the County of Erie and State of New York, being of sound mind and memory, do make, publish and declare this my last WILL AND TEST= AMENT, in manner following that is to say:

FIRST: I direct that all my just debts and funeral expenses be paid.

SECOND: To my wife, ELIZABETH BROWN TALBERT, in lieu of dower, I give:

(a) The life use of the premises at and known as No. 116 and 118 Northland Avenue.

(b) I give me wife full ownership of all household goods and furnishings in our home apartment in said Northland Avenue real estate.

(c) My Civil Service Insurance or Public Service Pension, including that from the New York State Employees Retirement System.

(d) Whatever moneys are shown on my bank books that are in Lock Box No. 582 at the Buffalo Trust Company.

THIRD: To my daughter, Mrs. Sarah May Talbert-Keelan, I give:

(a) The real estate at and known as No. 515-519 and 521 Michigan Avenue, for her life use.

(b) Whatever furniture, fixtures and tools are in those premises.

(c) The life use of my Grand Island properties, rights and interests.

(d) The Springairn Medal.

(e) My rights, benefits and privileges in the Frederick Douglass Home at Anacosta, Washington, D. C., if any.

FOURTH: To my said daughter and her daughter, (my granddaughter Miss Mary Yvette Keelan) jointly together, I give the said real estateon Northland Avenue, subject to my wife's life use of the said Northland Avenue property, specified above.

FIFTH: To my said grandaughter, Miss Mary Yvette Keelan, I give, (having heretofore deeded to her my property at 84 Clinton Street);

(a) My property in Portland, Multrumah County, State of Oregon, more particularly known and described as Lot 7--8 Block 15.

(b) My burial ground at Forest Lawn Cemetary in Buffalo, New York, which is known as lot No. 173, Section "A".

(c) All my jewelry, trinkets, etc. in Lock Box No. 532 at the Buffalo Trust Co.

Whatever papers are in said box or elsewhere shall jointly belong to my said daughter and my said grandaughter.

(d) The full ownership and fee title to my Grand Island

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property, subject to the life use thereof, given in this will to my daughter.

SIXTH: To my niece, ANNA JORDAN WALTON, I give the blue-stone diamond-cluster ring, formerly the property of my deceased wife, Mary Burnett Talbert, which ring is now is a safe deposit box at the Buffalo Trust Company, Box No. 532.

SEVENTH: If my said grandaughter dies before my daughter, then my daughter shall have all that I have in this will given to my said grandaughter. If my daughter dies before my grandaughter, then whatever is by this will given to my said daughter shall go to my said grandaughter.

EIGHTH: All the rest, remainder and residue of my estate, whereever situate and in whatever form it may be, I give equally to my said daughter and my said grandaughter together, or, if one of them be dead at my death, then I give all the remainder solely to the one of these two that survive me.

NINTH: All my cash and money, wherever situate it or its parts may be at my death, I give to me said wife, charging said moneys with the payment of my funeral expenses and my debts.

TENTH: If my said daughter and my said grandaughter both be dead at my death, then I give a life use of the remainder and residue of my estate to my niece, Anna Jordan Walton, if she be then alive; if she be dead I give it to the State Federation of Colored Women's Clubs in trust to found and maintain a Memorial Home in and with my said Michigan Avenue properties, said home to be called the MARY BURNETT TALBERT MEMORIAL HOME; said State Federation to decide the beneficiaries and users of said Memorial Home. If my said niece hereunder gets a life use of the residue and remainder of my estate, then at her death this Memorial Home plan thereupon becomes effective.

If my daughter be alive at my death, then she takes the life use of the said Michigan Avenue real estate, which real estate shall, at her death, go to the said Federation of Colored Women's Clubs in trust for the purposes set forth above.

Lastly, I hereby appoint the Reverand J. Edward Nash of No. 36 Potter Street, Buffalo, New York, if alive, otherwise Mr. Lewis Holley of 201 Laurel Street, as the sole executor of this, my last Will and Testament; hereby revoking all former wills by me made. If they both be dead at my death, then I appoint Attorney Florence Farrington the sole executrix herein and place my entire estate in her hands as trustee to carry out the provisions of this will.

IN WITNESS WHEREOF, I have hereunto subscribed my name the 24th day of February in the year Nineteen Hundred and twenty-seven.

William H. Talbert,(L.S.)

We, whose names are hereto subscribed, DO Certify, that on the day of March 29th, 1927 the testator above named, subscribed his name to this instrument in our presence and in the presence of each of us, and at the same time, in our presence and hearing, declared the same to be his last will and testament, and requested us and each of us, to sign our names thereto as witnesses to the execution thereof, which we hereby do in the presence of the testator and of each other, on the day of the date of the said Will, and write opposite our names our respective places of residence.

Maurice J. Noonan residing at 30 St. Paul St., Bflo, N.Y.
Frank F. Freiheit residing at 430 Koons Ave., Bflo.,N.Y.

No. 9157

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